

PLAN COMMISSION MEETING JULY 29, 2014

The Plan Commission Meeting was called to order at 7:00 p.m. by Chairman John Meyer. Members present: Jeff Flaws, Wayne McStrack, Patrick Hess(7:07 p.m.), Jeff Roth, Alan Theis, John Meyer, Larry Rigden, Wanda Gosa, and Uriah Wolfe(7:23 p.m.).

Also Present: Deputy Clerk Wigderson; Scott Hussinger, Village Building Inspector; Village Trustee John Reinbold; Gabby Hildebrandt, 300 S. Taliesin Road; Traci & Ben Fronk, 108 E. Oak Crest Drive; Anne Wal, 411 E. Wisconsin Ave, Suite 1000, Milwaukee, WI 53202; Tom & Beth Vershowske; Steve Chandler, Jerusalem Presbyterian Church; Jim Samuels, Eagle, WI; Jessica Marschall, 371 Legend View; Jay Cavaiani, 803 E. Brandybrook Road; Chris Schafer, 571 AJ Allen Circle; and Dale Swenson, S43 W32669 Keithfield Court, Waukesha, WI 53189.

Excused: Dave Jennings.

Deputy Clerk Wigderson noted that proper notice of this meeting had been posted in accordance with the open meeting laws of the State of Wisconsin.

PUBLIC COMMENT

There was no Public Comment, but Plan Commission Chair, John Meyer, made the statement: The Plan Commission is an arm of the Village Board and is authorized under Wisconsin State Statute. The Plan Commission has 10 members and the members of the Plan Commission are not compensated for their time, they are a volunteer Commission. Plan Commission members have a makeup of engineers, architects, business professionals, and others. The Plan Commission is looking at the long range make up for the Village. The Plan Commission only makes recommendations to the Village Board, where the Village Board could accept, reject or modify the recommendation. Both Jeff Roth & Jeff Flaws felt that the Plan Commission and Village Board works well together.

Plan Commission members acknowledged receipt of the minutes for the Plan Commission meeting of May 27, 2014. Motion by Jeff Roth to approve the minutes and waive the requirement of reading same, second by Alan Theis, motion passed, unopposed. Plan Commission members acknowledged receipt of the minutes for the Plan Commission meeting of June 2, 2014. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Jeff Roth, motion passed unopposed. Plan Commission members acknowledged receipt of the minutes for the Plan Commission meeting of June 16, 2014. Motion by Alan Theis to approve the minutes and waive the requirement of reading same, second by Jeff Flaws, motion passed as amended. Wayne McStrack abstained.

REQUEST FOR APPROVAL CHANGE EXISTING SIGNAGE FROM GREAT MISSION CHURCH TO BRANDYBROOK CHRISTIAN CHURCH 308 EAST OAK CREST DRIVE

REQUESTED BY: Brandybrook Christian Church
308 East Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Jay Cavaiani

PLAN COMMISSION MEETING JULY 29, 2014

DISCUSSION: Brandybrook Christian Church is requesting new signage that would reflect the name change from Great Mission Church to Brandybrook Christian Church. The monument sign would have new face plates

only. It will be the same size as the original approved, and it is illuminated. The signage on the building will not be illuminated. The new sign over the door will be 4' by 8' and the sign on the west side will be 3' by 5' and there will only be one sign on the west side of the building, instead of the two that are currently there. The monument sign must be turned off by 11:00 p.m. The new signage for the building will be a white background with blue lettering.

MOTION: Motion by Jeff Roth to recommend approval of the change in the existing building and monument signage from Great Mission Church to Brandybrook Christian Church, 308 E. Oak Crest Drive, with the monument sign to be turned off at 11:00 p.m., as submitted, second Alan Theis. Motion passed unopposed.

REQUEST FOR APPROVAL SHED JERUSALEM PRESBYTERIAN CHURCH 207 WEST MAIN STREET

REQUESTED BY: Jerusalem Presbyterian Church
207 West Main Street
Wales, WI 53183

PRESENTED BY: Steve Chandler

DISCUSSION: Jerusalem Presbyterian Church would like to build a storage shed on the parking lot property. Currently there are two parcels, but the Church is working on combing the parcels into one parcel. The shed cannot be built until the parcels are combined, because the Village Zoning Code does not allow an accessory building without a principal building. The shed would be the size of a two car garage, 22 feet by 24 feet. It will be located on the southeast corner of new parking lot. The building will be constructed to look similar to the existing church building. There will not be any roof storage in the building. The garage door will be 8 feet wide by 7 feet tall. There is an existing light pole in the parking lot. There will not be lighting on the shed.

MOTION: Motion by Wanda Gosa to recommend approval of the Shed for Jerusalem Presbyterian Church, 207 W. Main Street, contingent on combing the two existing parcels into one parcel before any permits can be issued, as submitted, second Patrick Hess. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION ELECTRICAL CONNECTIONS, INC 571 AJ ALLEN CIRCLE

REQUESTED BY: Chris Schafer
571 AJ Allen Circle
Wales, WI 53183

PRESENTED BY: Chris Schafer

PLAN COMMISSION MEETING JULY 29, 2014

DISCUSSION: There would be 3 cars parked outside on the side of the building on the north side of the building. This area would be in addition to the parking lot. The temporary parking space would be fill in with TMB gravel. The owner would like to see how the water flows in this area before the pave the area. There are 12 employees. Hours are Monday through Friday, 6:00 a.m. – 6:00 p.m. There are 11 parking spaces, but

most employees take their work trucks home and do not need to park at the business. They are not installing signage at this time. If at a later date they would like signage, it must be approved prior to installing.

MOTION: Motion by Alan Theis to recommend approval of the Business Plan of Operation for Electrical Connections, Inc, 571 AJ Allen Circle, as submitted, second Jeff Flaws. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION & SIGNAGE HILDEBRANDT BUILDERS, LLC 200 SUMMIT AVE

REQUESTED BY: Duncan Hildebrandt
200 Summit Ave
Wales, WI 53183

PRESENTED BY: Gabby Hildebrandt

DISCUSSION: This will be office space only; there will be no equipment on site. Mr. Hildebrandt is the only employee. He will require one parking space. Hours of operation will be Monday – Friday, 8:00 a.m. – 5:00 p.m. Mr. Hildebrandt is proposing two signs, one with a white background and one with a blue background. He would prefer the white background sign. The sign will be 19 inches tall and 7 feet long. The signage must be turned off by 11:00 p.m.

MOTION: Motion by Jeff Roth to recommend approval of the Business Plan of Operation for Hildebrandt Builders, LLC, 200 W. Summit Ave, as submitted, second Alan Theis. Motion passed unopposed.

MOTION: Motion by Jeff Flaws to recommend approval of the Signage for Hildebrandt Builders, 200 W. Summit Ave, with it to be turned off by 11:00 p.m., second Alan Theis. Motion passed unopposed.

REQUEST FOR APPROVAL SIGNAGE BRIGHT IDEAS LEARNING COMMUNITY 110 EAST OAK CREST DRIVE

REQUESTED BY: Traci & Ben Fronk
110 East Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Traci & Ben Fronk

DISCUSSION: The owners are requesting a permanent sign that is 18 inches high and 12 inches wide, and it would state, "Private Driveway No Turn Around." It would be located on the south side of the driveway entrance. They would like to keep cars from turning around in the driveway. This is very dangerous situation for

PLAN COMMISSION MEETING JULY 29, 2014

the children when they are playing outside. They would like to put the sign on a 2½ - 3 foot post, but some of the Plan Commission members recommended that the sign be placed at a 4 foot height. The shorter height could cause the sign not to be seen, and could be buried in snow during the winter.

MOTION: Motion by Jeff Roth to recommend approval of the Driveway Signage for Bright Ideas Learning Community, 110 E. Oak Crest Drive, to be installed at the height of 4 feet, as submitted, second Jeff Flaws. Motion passed unopposed.

REQUEST FOR APPROVAL BUSINESS PLAN OF OPERATION BRIGHT IDEAS LEARNING COMMUNITY, 2ND LOCATION 219 OAK CREST DRIVE

REQUESTED BY: Traci & Ben Fronk
110 East Oak Crest Drive
Wales, WI 53183

PRESENTED BY: Traci & Ben Fronk

DISCUSSION: The possible new location would be in addition to the current location, and would only be operating during the regular school year, September through June. There would not be any classes during the summer break. The 110 East Oak Crest location is having increased enrollments and they are looking at ways to accommodate more enrollments. The Kettle Moraine School District is willing to work with the Fronks on this venture. The before and after school care program that was available through the School is no longer operating. The Fronks will need to get a State of Wisconsin Child Care License for the Wales Elementary Location. At this time they would only be having after-school care; if they get the enrollments they could add the before-school care as well. This location could only enroll school-age children and would have a maximum of 50 enrollments per the State License. At this time they do not have any enrollments, but are expecting about 8 for the first session. They would have use of the cafeteria, gym, library, and the playground. This program would only be for students enrolled in the Kettle Moraine School District. There is no signage for this business. Plan Commission member Wayne McStrack asked that this item be tabled until the next agenda item is heard. Plan Commission members felt that this item could have a recommendation without the resolution of the next item.

MOTION: Motion by Jeff Flaws to recommend approval of the Business Plan of Operation for the 2nd location for Bright Ideas Learning Community, 110 E Oak Crest Drive, with the program only operating during the regular school session, as submitted, second Wanda Gosa. Motion passed. Wayne McStrack opposed. Patrick Hess abstained.

REQUEST FOR APPROVAL FOLLOW-UP ON THE COMROMISE FOR USE ZONES BRIGHT IDEAS LEARNING COMMUNITY 110 EAST OAK CREST DRIVE

DISCUSSION: Anne Wal, Attorney for Bright Ideas would like to have use of the entire property for the business owners. By not allowing the business owners to have full extent of use of the property, they are not providing the children with the full programing that they could. The Fronks are worried about the language of the minutes and the use of the zones to resolve the noise issue. The Fronks are worried about the future of

PLAN COMMISSION MEETING JULY 29, 2014

their business with these extra conditions for the zone use of the property. Since the Fronks were made aware of the noise complaint, they have tried to make compromises for the Vershowskes and to date none of the proposed comprises options have been acceptable to the Vershowskes. Anne Wal would like to request that the original Conditional Use Permit that allowed for outdoor play by the children without limitations, accept by their, Bright Ideas Learning Community, State of Wisconsin Child Care License. The children should not be considered a nuisance, they do not play outside before 6:45 a.m. or after 6:00 p.m. and the children are not outside all day. The Fronks would like to remove the "Zone Use" and no further reviews accept for the yearly review of Conditional Use Permits. Plan Commission member Jeff Flaws stated that a Conditional Use Permit is allowed to be reviewed any time that a complaint is received and not just the once a year. Plan Commission member Wanda Gosa is disappointed that the Village has to get involved in a noise issue between neighbors, and does not feel comfortable telling children to be quiet. Traci Fronk did state that in the original 2012 CUP request that they did included a fenced-in play area would be used, but did not realize that they would be required to keep the children in the fenced in area only. Plan Commission member Alan Theis stated that the Fronks and Swensons submitted the proposed Zone Map and Uses that were to be used in the comprised situation for all parties. It seems that the biggest issue was the use of Zone 4 & 5 for a play area. Could a paved area be put in on the west side of the property? Dale Swenson said that at this time it would be cost prohibited for him to cut down the hill and add a paved area. Beth Vershowskes said that the Fronks would try the zone use areas and Mrs. Vershowske feels that this is not working. It was recommended that the proposed Zoned Use map be used as the following: 1 is for the personal use of the Fronk family; 2 & 3 is for drop off and pickup only; 4 & 5 can be used for an hour in the morning and an hour in the afternoon; these times could be split in smaller times as well, during this time any type of play can happen; 6, 7 & 8 can be used at any time with any type of play. The Fronks will get a play schedule to the Vershowskes at least a week in advance. There must be some comprise on both sides to resolve this noise issue.

MOTION: Motion by Jeff Flaws to recommend approval of amending the Conditional Use Permit for Bright Ideas Learning Community, 110 E Oak Crest Drive, with the Zone Use as follows: 1 for the Fronks personal use, 2 & 3 for drop off and pickup only, 4 & 5 for 1 hour use in the morning and 1 hour in afternoon with any play type at that time and the time blocks to be spilt in smaller times if the Fronks chose, 6, 7 & 8 will have any type of play and at any time; a time schedule shall be given to the Vershowskes at least a week in advance, as submitted, second Wanda Gosa. Motion passed. Patrick Hess and John Meyer opposed.

REQUEST FOR APPROVAL RECODIFICATION OF CODE OF ORDINANCE VILLAGE OF WALES

DISCUSSION: The Village of Wales has been working on the recodification and it is ready to be adopted. There will be an Open House on Monday, August 18, 2014 from 5:00 p.m. - 7:00 p.m. The Public Hearing will be held at 7:00 p.m. at during the Village Board meeting.

MOTION: Motion by Jeff Flaws to recommend approval of the Recodification of the Code of Ordinance for the Village Wales, as submitted, second Patrick Hess. Motion passed unopposed.

PLAN COMMISSION MEETING JULY 29, 2014

DISCUSSION VILLAGE OF WALES DESIGN GUIDELINES SMART GROWTH AND MASTER LAND USE UPDATES

DISCUSSION: The Deputy Clerk should check to see if the Master Land Use and Smart Growth needs to be updated and what the timeline would be. The possible Design Guidelines should be put on the September Plan Commission agenda.

ADJOURNMENT

Motion by Alan Theis to adjourn, second by Wanda Gosa, motion passed, unopposed. This meeting was adjourned at 9:30 p.m.

Submitted by

Pauline Wigderson, Deputy Clerk